

HIGHLANDS BUSINESS CENTER

40935 - 40945 COUNTY CENTER DRIVE
TEMECULA



 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

FOR LEASE
FLEX / INDUSTRIAL SPACES

PROPERTY HIGHLIGHTS

- 40935 & 40945 County Center Drive are conveniently located within Highlands Business Center in Temecula, California and offers highly improved Flex / R&D / Industrial space.
- Flexible floor plans with build-outs include: reception, multiple offices, conference room, open work area, coffee bar, restroom and warehouse.
- The project offers 14' clear height, 10' rear loading rollup doors, prominent building signage and covered parking.
- Zoned Business Park (BP), City of Temecula, allows for many office and industrial uses.
- High speed data transfer available via fiber optics communication network.
- Abundant parking at a ratio of 4 per 1,000 RSF.

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SUITE C / 1,764 RSF / \$1.75 MG*

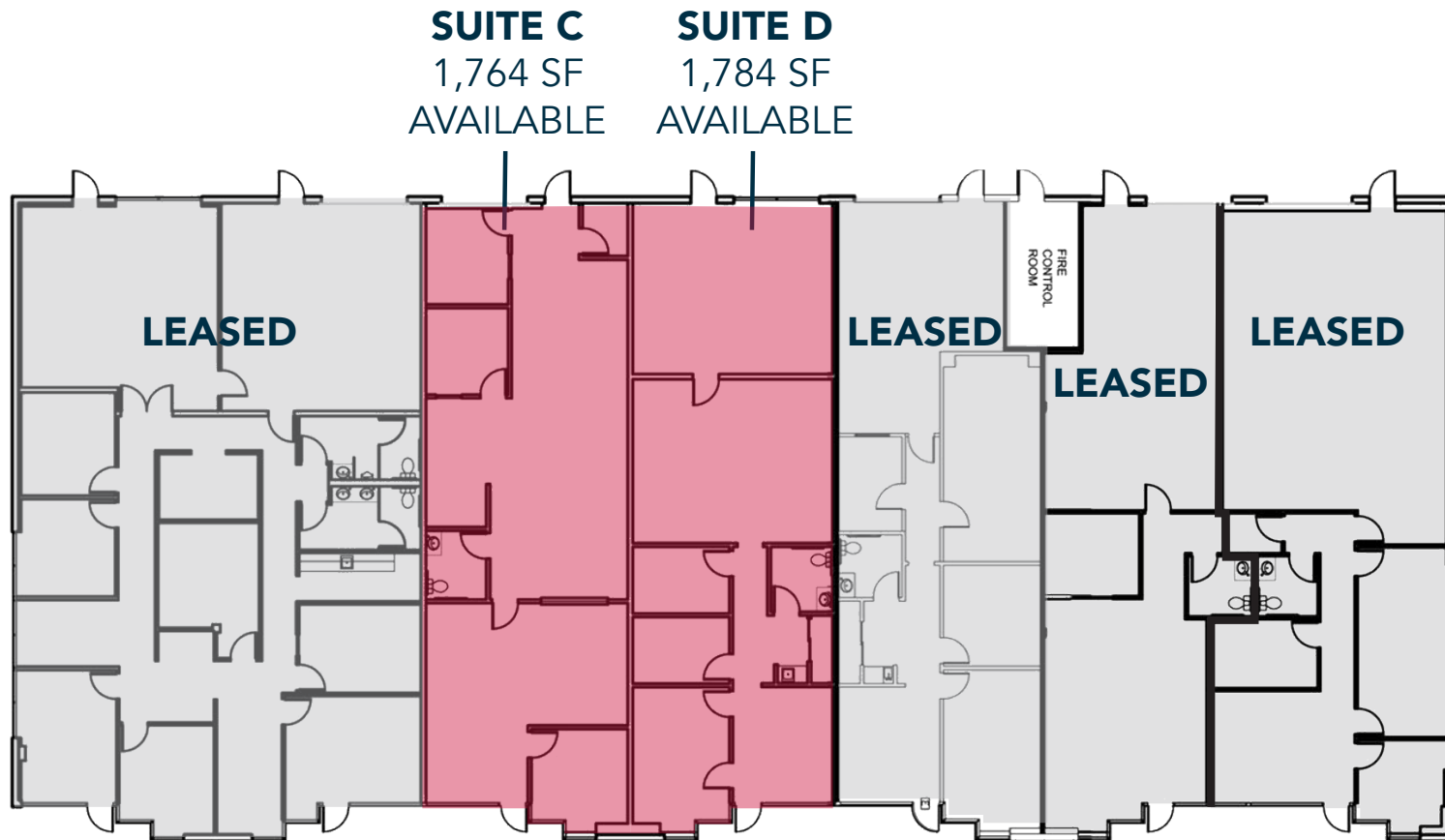
Large Reception, three private offices, bullpen, interior restroom.
Contact broker for touring instructions.

* MG Rate does not include janitorial or electricity

SUITE D / 1,784 RSF / \$1.75 MG*

Reception, three offices, open bull pen and warehouse.
Available Immediately. Contact broker for touring instructions.

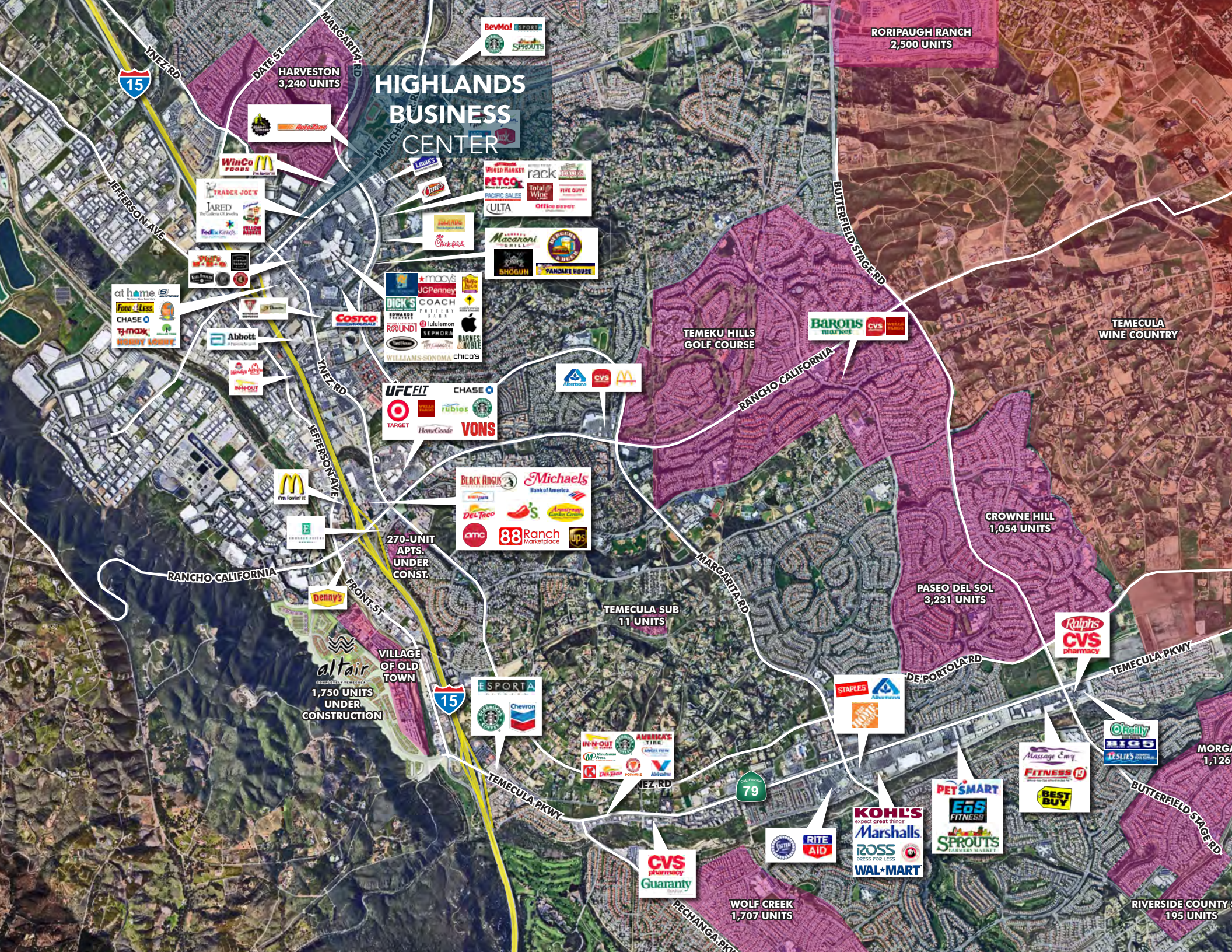
* MG Rate does not include janitorial or electricity



CENTRAL LOCATION

- Premier location within 1/2 mile of I-15 access at Winchester Road and closest on/off ramp to I-15 / I-215 interchange.
- The Old Town Temecula is two miles away and offers number of dining, shopping, entertainment and retail options.
- The City of Temecula is one of the fastest growing and centrally located business districts on the West Coast.
- Cost-effective and business friendly environment provides access to a highly skilled labor force and high-quality of living.





HIGHLANDS BUSINESS CENTER

HARVESTON
3,240 UNITS

RORIPAUGH RANCH
2,500 UNITS

TEMEKU HILLS GOLF COURSE

TEMECULA WINE COUNTRY

CROWNE HILL
1,054 UNITS

PASEO DEL SOL
3,231 UNITS

TEMECULA SUB
11 UNITS

altair
1,750 UNITS
UNDER CONSTRUCTION

VILLAGE OF OLD TOWN

MORGA
1,126

RIVERSIDE COUNTY
195 UNITS

WOLF CREEK
1,707 UNITS



YNEZ RD
JEFFERSON AVE
JEFFERSON AVE
JEFFERSON AVE
FRONT ST

BUTTERFIELD STAGE RD
RANCHO CALIFORNIA
MARGARITA RD
MARGARITA RD
DE PORTOLA RD
TEMECULA PKWY

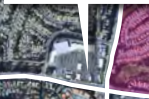
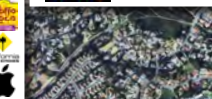
MARGARITA RD
DATE ST

RANCHO CALIFORNIA

DE PORTOLA RD

TEMECULA PKWY
YNEZ RD

PECHANGA PKWY



HIGHLANDS BUSINESS CENTER

40935 - 4095 COUNTY CENTER DRIVE
TEMECULA

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COMMERCIAL REAL ESTATE SERVICES

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